

AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
Monday, May 15, 2023
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **April 17, 2023**
[April 17, 2023](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at City Hall, 222 St. Louis Street, Baton Rouge, LA 70802, 3rd-floor, Room 348 during the meeting. All comments will be broadcast on www.brla.gov, on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). Comments submitted prior to 3:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

CONSENT - ITEMS FOR DEFERRAL

11

CONSENT - ITEMS FOR APPROVAL

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **TA-2-23 Chapter 16, Signs**
Unified Development Code amendment to revise Section 16.2.4, Design, Construction and Maintenance, pertaining to Abandoned Signs
PLANNING STAFF FINDINGS: Staff certifies that the proposed UDC amendment is consistent with the comprehensive plan
Motion to defer to May 15 carried, 7-0
[Staff Report](#)

3. **TA-3-23 Chapter 9, Use Regulations**

Unified Development Code amendment to revise Section 9.5.2.D, pertaining to Fences and Walls.

PLANNING STAFF FINDINGS: Staff certifies that the proposed UDC amendment is consistent with the comprehensive plan

[Staff Report](#)

4. **Case 22-23 9856, 9918 and 9958 Burbank Drive**

To rezone property from Rural to Light Commercial One (LC1) located on the south side of Burbank Drive, west of Elvin Drive, on property now or formerly known as Lots 239 through 242 of Broussard Plaza, Sixth Filing. Sections 72 and 73, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

5. **Case 23-23 7395 Florida Boulevard**

To rezone property from Commercial Alcoholic Beverage (bar or lounge)(C-AB-2) to Heavy Commercial One (HC1) located on the north side of Florida Boulevard, east of Touchdown Plaza, on property now or formerly known as Tract N-1-A-1-D of the Bahlinger Inc. Property. Sections 71 and 72, T7S, R1E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

6. **Case 24-23 2340 North Sherwood Forest Drive**

To rezone property from Heavy Commercial (C2) and Commercial Alcoholic Beverage (restaurant)(C-AB-1) to Commercial Alcoholic Beverage (bar or lounge)(C-AB-2) located on the east side of North Sherwood Forest Drive, north of Stan Avenue, on a portion of property now or formerly known as Lot 620-A-2 of the Forest Oaks Subdivision, 12th Filing. Section 6, T7S, R2E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

7. **Case 25-23 2106 Perkins Road**

To rezone property from Single Family Residential (A1) to Neighborhood Commercial (NC) located on the west side of Perkins Road, south of Pliny Street, on property now or formerly known as Lot 1 of Suburb Hundred Oaks, Square 10. Section 53, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

8. **Case 26-23 8324, 8330, 8354 and 8366 Bayou Fountain Avenue**
To rezone property from Rural to High Density Multi-Family Residential (A3.3) located on the south side of Bayou Fountain Avenue, west of Gardere Lane, on property now or formerly known as Lots 49-A, 49-B, 50-A, 50-B, 52-A and 52-B of Bayou Fountain Subdivision. Section 74, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)

9. **Case 27-23 10307 and 10315 Jefferson Highway**
To rezone property from Limited Residential (A3.1) and Single Family Residential (A1) to Light Commercial Two (LC2) located on the north side of Jefferson Highway, west of Arnold Lane, on property now or formerly known as the remaining portions of Lots 14 and 15 of Inniswold Estates Subdivision. Section 70, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)

10. **Case 28-23 T-8800 Tom Drive**
To rezone property from Heavy Commercial (C2) and Light Industrial (M1) to Light Industrial (M1) located on the east side of North Airway Drive, south of Tom Drive, on property now or formerly known as Tract Z-1-B of Cortana Plantation. Section 69, T7S, R1E, GLD, EBRP, LA (Council District 6 - Dunn Jr.)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

11. **CONSENT FOR DEFERRAL PUD-1-23 The Village at Magnolia Woods, Final Development Plan**
Proposed single family residential, townhome and commercial development located on the north side of Highland Road, east of Magnolia Wood Avenue, on property now or formerly known as a 0.483 acre tract of the Vernon Triche Property, an undesignated tract of the J.A. Triche Succession, Tracts 114 through 119-A of the Magnolia Woods Subdivision, Fifth Filing, the remaining Emma C. Benton Property, and Lot 5-A-1-A of Laurel Lea Subdivision. Section 66, T8S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
Deferred to June 19 by the Planning Director
[Application](#)

12. **CUP-1-23 Aurora Park**
Proposed event center located on the north side of Jefferson Highway, east of Alder Drive, on property now or formerly known as the W. Denham Tract and Tract A of the Heard Tract. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements
[Application](#) [Staff Report](#) [Plans](#)

13.

CS-8-23 Dyer Property

Proposed flag lot minor residential subdivision located on the south side of Dyer Road, west of Charlton Road, on property now or formerly known as Tracts 3-A-1-A and 3-A-1-B of the Dyer Property (Council District 1 - Noel)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#)
14.

S-1-23 O’Neal Ridge Subdivision

Proposed major residential subdivision with public streets located on the east side of O’Neal Lane, north of Old Hammond Highway, on property now or formerly known as Lots Y-1, Y-2-A and the remainder of Tracts A and C of the Monroe Mall Theater Property (Council District 4 - Moak)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#)
15.

SS-4-23 McCarstle Property

Proposed residential subdivision with a private street located north of Mills Road, west of Plank Road, on property now or formerly known as the Maggie Williams Tract, also known as the McCarstle Property (Council District 1 - Noel)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN